



# GRISDALES

PROPERTY SERVICES



## 8 Fletcher Close, Cockermouth, CA13 0HB

**£112,500**

Occupying the prime position in the Close, this airy 1st floor apartment has windows to all 4 sides giving the feel of light and space. Peacefully situated in a private cul-de-sac among a welcoming community, this lovely home is a gentle stroll from town centre, Memorial Gardens and riverside walks. Comfortable and practical - ample storage, allocated parking, secure entry, no flood risk. Recently-extended lease. These photos (taken in 2017) show the apartment fully furnished. Now offered chain free for vacant viewing following a very happy long-term let, the new owner may wish to replace the double-glazing and make some cosmetic refreshments - this is reflected in the price.

\*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\* NO CHAIN \*\*\*

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18 South Street, Cockermouth, Cumbria, CA13 9RT | T: 01900 829 977 | E: cockermouth@grisdales.co.uk

## OWNERS' COMMENTS

"I absolutely loved living here! This sunny sanctuary with its 360 degree views and feeling of space was a joy to wake up in, and come home to, each day."

## WHAT YOU NEED TO KNOW

Electric Heating

Double glazing

Please be aware that these photos were taken when the property was furnished.

## COMMUNAL ENTRANCE

The apartment is reached via a hardwood door, staircase to 1st floor and landing shared with one other apartment (there are no apartments above). Front door opens into:

## VESTIBULE

Laminate wood-grain floor. Space for coats. Door to hall.

## HALL

Laminate wood-grain floor. Two floor-to-ceiling cupboards with sliding doors providing generous storage and housing electric hot water tank. Ceiling coving, picture rail. Secure entry intercom.

## LIVING-DINING ROOM

14'11" x 12'2" (4.57 x 3.71)



Impressively light, airy living space. Double-glazed windows to 3 sides giving attractive sunny outlook and views to mature trees. Ample space for dining.

Laminate wood-grain floor. Ceiling coving, picture rail. Two electric night storage heaters behind decorative covers. TV and telephone point.

## KITCHEN

8'11" x 8'9" (2.72 x 2.67)



Light wood-effect base/wall units, chrome handles. Black gloss worktops, white tiled splash-backs. Integrated electric fan oven, electric hob, stainless steel sink, electric radiator with heated towel rail. Plumbing for washing machine, space for fridge/freezer. Black and white floor tiles. Ceiling coving. Double-glazed window with fitted wooden blinds. Space for an easy chair so you can be sociable while you cook.

## DOUBLE BEDROOM 1

12'2" x 9'10" (3.71 x 3.02)



Good-sized double with space for wardrobe and chests. Ceiling coving, picture rail. Wall-mounted electric heater. Large double-glazed window to rear with view over adjoining gardens.

## DOUBLE BEDROOM 2

10'5" x 8'5" (3.18 x 2.59 )



Full-height built in cupboard. Ceiling coving, picture rail. Wall-mounted electric heater. Double-glazed window to front. Double doors open into Office/Study Alcove (additional to room dimensions) fitted with wooden desktop and wall shelving to make a space-efficient workzone. Access to insulated loft storage space.

## BATHROOM



White suite comprising bath with Triton heat-on-demand electric shower over; pedestal wash basin; low level WC. Slate grey tile-effect flooring, Ceiling coving. Electric heated towel rail. Double-glazed window to rear.

## EXTERNAL

Grounds are well maintained on a regular basis with beds of established shrubs and flowers. To the front is one allocated resident parking space, and to the rear a shared patio area. Visitor parking (by permit) is also available.

## DIRECTIONS

W3W: ///panther.handover.filed

From the Main Street proceed in a westerly direction passing the Trout Hotel and just after the small mini roundabout turn left into either Derwent Street or Horsman Street. At the end of either of these roads, turn right and you come into the development known as Fletcher Close and the property can be found on the right hand side.

## COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band A.

## VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

## NOTES TO BROCHURE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## THE CONSUMER PROTECTION REGULATIONS 2008

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

\*Please note these details have yet to be approved by the vendors.

## MOVING WITH GRISDALES

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

## FREE MARKET APPRAISAL

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

## **LETTINGS AND MANAGEMENT**

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management

## **SURVEYS AND VALUATIONS**

We want your purchase to live up to those dreams, hopes and expectations. You need to know that your new home will not only be a sound investment, but also one which you will enjoy without the worry of the unknown. Grisdales offer a wide range of survey and valuation reports to meet different needs all backed by the qualification, experience and knowledge of a Chartered Surveyor.

## **MORTGAGE ADVICE**

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

# 8 Fletcher Close, Cockermouth, CA13 oHB

## Floor Plan

### Fletcher Close, Cockermouth, CA13

Approximate Area = 605 sq ft / 56.2 sq m

For identification only - Not to scale

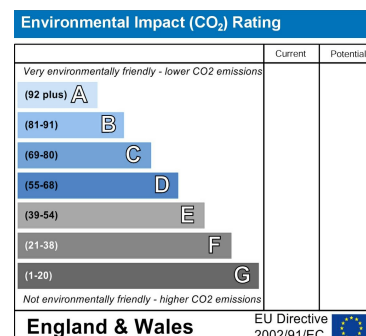
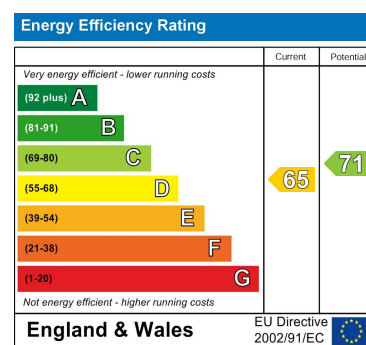


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rdxhcom 2024. Produced for Grisdales. REF: 1442454

## Area Map



## Energy Efficiency Graph



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